

Land Use and Energy

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Land Use and Energy

OVERVIEW

- Statutory Framework for Planning
- Local Planning and Development
- Putting Energy on the Agenda

Statutory Framework

- State planning and zoning law
 - Local general plans
 - Local zoning ordinances
 - Local specific plans
- Development approval process
 - Permit review
 - CEQA review
- State planning priorities

State Planning Law

- City and county governments make local land use decisions
- Within broad statewide policy framework
 - Must adopt a general plan
 - Address issues of statewide concern

Note: LAFCOs determine growth boundaries

- For cities
- For special districts

Local General Plans

- Every city and county must adopt a GP
 - Long range policy document
 - For physical development of community
 - Guides all land use decisions
- Seven mandatory elements in the GP
 - Energy is not mandatory
 - Only 10 % of plans include energy element
- *OPR General Plan Guidelines*
 - Encourage adoption of energy elements

Development Approval Process

- Consistency with general plan and zoning
 - Allowable uses
 - Development standards
- Consistency with other laws and plans
 - Subdivision map act
 - Specific plans
- Environmental impact analysis (CEQA)

CEQA Review

- Identify and mitigate physical impacts on the environment
 - Land, air, water, wildlife
 - Public services and utilities
- Must address energy conservation
 - Only if energy impact is “significant”
 - Implementation is generally poor

State Planning Priorities

Three priorities, intended to promote equity, strengthen the economy, and promote public health and safety:

- Promote infill and redevelopment
- Protect environmental and agricultural resources
- Encourage efficient development patterns

Note: Applies to state budget, functional plans and capital projects.

Local Planning and Development

An increasing emphasis on:

- Quality of life
- Community design
- Resource protection
- Regional collaboration
- Sustainable/smart growth

Local Planning and Development

Smart growth: a response to “sprawl”

- Accommodate growth while also
 - Improving the economy
 - Protecting the environment and health
 - Enhancing community vitality
- Principles of smart growth focus on
 - Improving quality of life
 - Efficient use of land and resources
- Energy efficiency is an indirect consequence

Local Planning and Development

Examples of Local Efforts

- Monterey Bay Regional Energy Plan (2006)
- Shasta County General Plan, Energy Element (2004)
- City of Indio, Stetson Hills Energy Alternatives Analysis (2000)

Putting Energy on the Agenda

- Population growth
 - By 2025: between 44-48 million people
 - Significant growth in arid Southern California
 - So. Cal. alone will need 2,300 MW by 2010 (est.)
- Where and how to grow?
 - Greenfield development
 - Infill development/reuse
- Competition for resources
 - Water, land, energy, etc.

Putting Energy on the Agenda

- Energy development not keeping pace
- Better land use planning can help
 - Give planners the tools they need
 - Be holistic: generation, distribution, efficiency, conservation
 - Address new development and redevelopment
- Provide the tools
 - Improve awareness and know-how
 - Develop broad political support